

**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING
www.gandhengineering.com

Est. 1972

Milford Office
333 West Street
Post Office Box 235
Milford, MA 01757-0235
Phone (508) 473-6630
Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
Phone (508) 528-3221
Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone (508) 234-6834
Fax (508) 234-6723

G-8851

Ms. Sheila Page, Town Planner
Ashland Planning Board
101 Main Street, 2nd Floor
Ashland, MA 01721

January 3, 2019

Re: "Village at Clocktown"
Preliminary Subdivision Plan

Dear Ms. Page;

On behalf of the applicant, 58 Exchange Ashland, LLC, 120 Quarry Square Drive, 2nd Floor, Milford, MA 01757, I am submitting the following Preliminary Subdivision Plan and documents for the development of the "Village at Clocktown". This submission depicts the creation of a three-lot subdivision with a proposed cul-de-sac and includes the following:

1. Application for Approval of a Preliminary Subdivision Plan, Form B.
2. Twelve sets of full-size drawings (24x36).
3. The application fee of \$1,500.00 + \$150.00/ lot = 1,950.00.
4. The peer review fee of \$2,500.00.
5. Certified List of Abutters and \$26.00 to cover the cost of mailing.

A copy of the Application and Plan have also been submitted to the Town Clerk.

I look forward to meeting with you on this project.

Very truly yours,

Robert J. Poxon
Project engineer

Application for Approval of a Definitive Subdivision Plan

Form C- B

Also can be used for a Preliminary Subdivision Plan (Form B)

The undersigned, being the applicant as defined under M.G.L. Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled:

Village at Clocktown

By: Guerriere & Halnon, Inc. Dated: December 19, 2018

And described as:

Preliminary Plan of Land

Located: 12 Union Street, 16 Union Street, & 1 East Union Street

Number of lots proposed: 3 Total acreage: 12.37 Acres

Hereby submits said plan as a ^{Preliminary}~~Definitive~~ Subdivision Plan in accordance with the Rules and Regulations of the Ashland Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from: 58 Exchange Realty, LLC

By deed dated: 11/2/2015 and recorded in the: Middlesex South Registry of Deeds,

Book: 66338, Page: 298, and

said Registry District of the Land Court, Certificate of Title No.: 260840

And said land is free from encumbrances except for the following: _____


Mortgage 58 Exchange Realty, LLC Book 66338 Page 303 and Document 01714657

Did the plan evolve from a preliminary plan?: N/A Date submitted: N/A

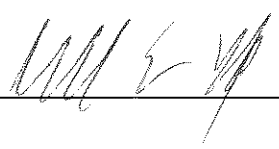
Was it approved?: N/A Date of decision: N/A

By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures:

Applicant/Agent:  Applicant's Name: 58 Exchange Ashland, LLC

Agent's Relationship to Applicant: Duly Authorized Signatory

Owner:  ✓ Owner's Name: 58 Exchange Ashland, LLC

Board of Health Stamp:



THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

FREE BUILDING CO., INC.
120 QUARRY DRIVE
MILFORD MA 01757
508-881-1600

Sovereign Bank
Holliston Branch
Holliston, Ma 01746

6-7515/110

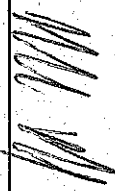
117498

DATE 12/20/2018

Pay:*****One thousand nine hundred fifty dollars and no cents

\$ ****1,950.00

TO
THE
ORDER
OF
TOWN OF ASHLAND
PLANNING DEPARTMENT
101 MAIN STREET
ASHLAND, MA 01721



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000117498⑈ ⑆011075150⑆65700026803⑈

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

FREE BUILDING CO., INC.
120 QUARRY DRIVE
MILFORD MA 01757
508-881-1600

Sovereign Bank
Holliston Branch
Holliston, Ma 01746

6-7515/110

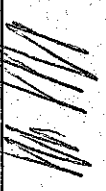
117497

DATE 12/20/2018

Pay:*****Two thousand five hundred dollars and no cents

\$ ****2,500.00

TO
THE
ORDER
OF
TOWN OF ASHLAND
PLANNING DEPARTMENT
101 MAIN STREET
ASHLAND, MA 01721



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000117497⑈ ⑆011075150⑆65700026803⑈

December 20, 2018

To The Planning Board
1, 12 and 16 Union Street
Abutters To Map 15 Parcels 76, 77 and 78

| PARCEL ID | PARCEL ADDRESS | OWNER 1 | OWNER 2 | MAILING ADDRESS | CITY/TOWN | STATE | ZIP |
|---------------|--------------------|------------------------------|-----------------------------------|---------------------------------|-----------|-------|-------|
| 14-243-00-000 | 0 FOUNTAIN ST REAR | COMM OF MASS - MDC | | HEADQUARTERS BLDG / 20 SOMERSET | BOSTON | MA | 02108 |
| 14-477-00-000 | 76 CHESTNUT ST | TOWN OF ASHLAND | | 101 MAIN ST | ASHLAND | MA | 01721 |
| 14-483-00-000 | 0 UNION ST | COMM OF MASS - MDC | WILDWOOD CEMETERY | HEADQUARTERS BLDG / 20 SOMERSET | BOSTON | MA | 02108 |
| 15-003-00-000 | 18 WAVERLY ST | ASHLAND LANDSCAPE SUPPLY LLC | | 18 WAVERLY ST | ASHLAND | MA | 01721 |
| 15-009-00-000 | 13 WAVERLY ST | SCHADE BONNIE LYNN | | 13 WAVERLY ST | ASHLAND | MA | 01721 |
| 15-010-00-000 | 15 WAVERLY ST | BELL KRISTEN | | 15 WAVERLY ST | ASHLAND | MA | 01721 |
| 15-011-00-000 | 0 WAVERLY ST | KADRA JAMES | CAPOBIANCO JAMES | 29 DEAN RD | ASHLAND | MA | 01721 |
| 15-012-00-000 | 61 WAVERLY ST | A AND R WAVERLY LLC | C/O KADRA MARY ELLEN | PO BOX 539 | ASHLAND | MA | 01721 |
| 15-079-00-000 | 7 EAST UNION ST | GILMAN BARBARA ANN | TRUSTEE BARBARA ANN GILMAN LIVING | 7 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-080-00-000 | 11 EAST UNION ST | NORRIS PETER J | COLLEEN M NORRIS | 11 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-081-00-000 | 17 EAST UNION ST | COWERN DONALD H JR | JULIE B COWERN | 17 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-082-00-000 | 23 EAST UNION ST | PELLETIER DAVID R & JANICE A | TRS OF D & J REALTY TRUST | 23 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-083-00-000 | 65 EAST UNION ST | TOWN OF ASHLAND | ASHLAND HIGH SCHOOL | 101 MAIN ST | ASHLAND | MA | 01721 |

The above reflects the latest information available on our records.



Richard E. Ball, M.A.A.
Assistant Assessor

12/20/18
Date

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER.

FRE BUILDING CO., INC.
120 QUARRY DRIVE
MILFORD MA 01757
508-881-1600

Sovereign Bank
Holliston Branch
Holliston, Ma 01746

5-7515/110

117666

DATE 12/27/2018

Pay:*****Twenty-six dollars and no cents

\$ ****26.00

TO THE ORDER OF
TOWN OF ASHLAND
PLANNING DEPARTMENT
101 MAIN STREET
ASHLAND, MA 01721



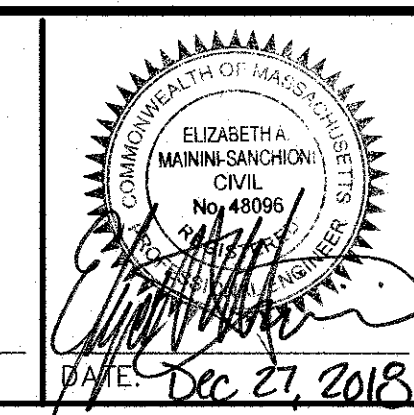
THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000117666⑈ ⑆01075150⑆65700026803⑈

"VILLAGE AT CLOCKTOWN"
 PRELIMINARY PLAN
 IN
 ASHLAND, MASSACHUSETTS

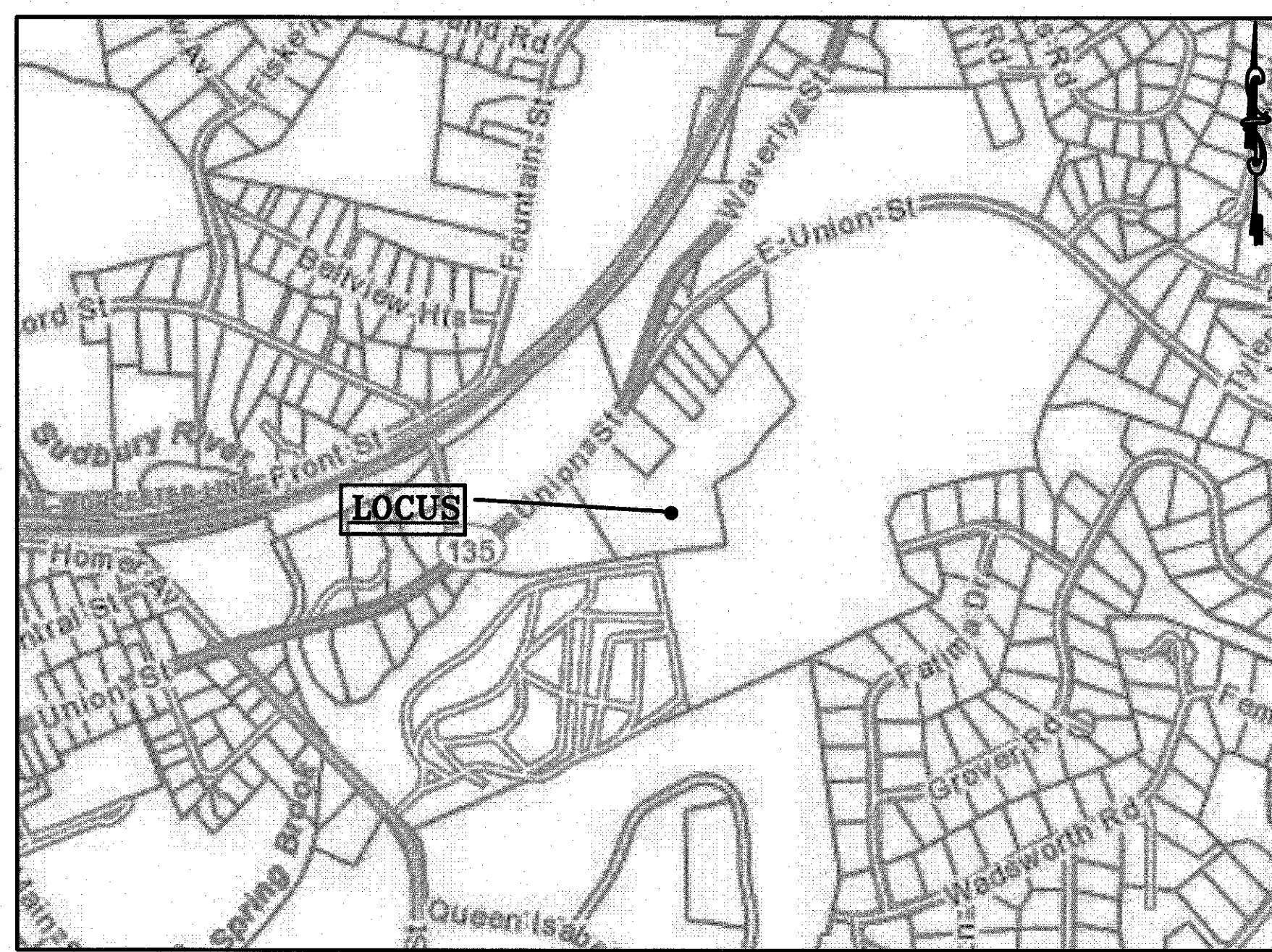
DATE: Dec 27, 2018
 APPROVED DATE: _____
 ASHLAND PLANNING BOARD

 SIGNATURE DATE: _____
 BEING A MAJORITY



G-8851

DATE: DECEMBER 19, 2018



LOCUS MAP
 SCALE: 1"=600'

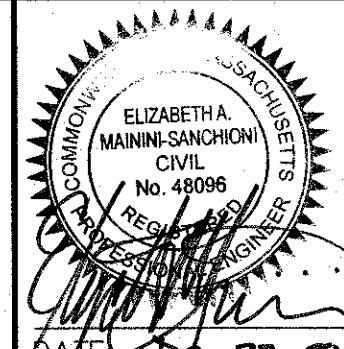
INDEX

- SHEET 1. COVER SHEET
- SHEET 2. PRELIMINARY PLAN

OWNER:
58 EXCHANGE ASHLAND, LLC
 120 QUARRY DRIVE, 2ND FLOOR
 MILFORD, MA 01757

APPLICANT:
58 EXCHANGE ASHLAND, LLC
 120 QUARRY DRIVE, 2ND FLOOR
 MILFORD, MA 01757





DATE: Dec 27, 2018
 APPROVED DATE: PLANNING BOARD

SIGNATURE DATE: BEING A MAJORITY

CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

"WARNING"
 EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS.
 CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233).

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES

1. REFERENCE ASHLAND ASSESSOR'S MAP 15, PARCELS 0076; 0077, AND 0078.
2. ELEVATIONS REFER TO NAD 83.
3. DEED REFERENCE: BOOK 34995, PAGE 409, RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
4. ZONING CLASSIFICATION: WILLOW MIXED USE SPECIAL DISTRICT. MINIMUM LOT AREA = 40,000 SF. MINIMUM LOT FRONTAGE = 150 FT. LOTS OVER TWO ACRES EXEMPT FROM SHAPE FACTOR.

| # | DATE | DESCRIPTION | INIT |
|---|------|-------------|------|
| | | | |

OWNER
 58 EXCHANGE ASHLAND, LLC
 120 QUARRY DRIVE
 MILFORD, MA 01757

APPLICANT
 58 EXCHANGE ASHLAND, LLC
 120 QUARRY DRIVE
 MILFORD, MA 01757

"VILLAGE AT CLOCKTOWN"

PRELIMINARY
 PLAN OF LAND
 IN
ASHLAND, MA
 SCALE: 40 FEET TO AN INCH
 DATE: DECEMBER 19, 2018

Guerriere & Halon, Inc.
 Engineering & Land Surveying
 333 WEST STREET, MILFORD, MASS. 01757
 (508) 473-6630 FAX: (508) 473-8243

